



The Court House & The Green

Bolton By Bowland | Clitheroe | Lancashire | BB7 4NP

MSW HEWETSONS



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Guide Price of £1,295,000

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Stunning Grade II listed home with separate 3 bedroom cottage. The Court House, situated on one of the two greens in the tranquil and charming village of Bolton-by-Bowland, dates back to 1704 with earlier remains. This impressive period home has some fine principal reception rooms, including the double height ceiled former court room, which have retained many original features including wooden parquet flooring, beamed ceilings and stone mullioned windows.

Rarely available for sale, The Court House offers an interesting package of a sizable main house with characterful accommodation extending to just shy of 3,700 square feet, private established gardens and grounds (including a tennis court) of some 0.65 acres in total, and a separate detached 3 bed cottage to the rear of the plot with accommodation extending to over 1,400 square feet including integral garaging.

The main house, formerly used as the court for the Forest of Bowland, offers charming accommodation arranged over three floors to one side and two to the other. It briefly comprises a central entrance porch with original stone bench seating, sitting room with feature stone fireplace, cosy library, formal dining room with parquet flooring and mullioned windows facing the village green, dual aspect dining kitchen with ample fitted cabinetry, Aga and bench seating area, and large cloakroom with

w/c and wash basin completing the ground floor accommodation. To the first floor are two double bedrooms, one with its own dressing area, a house bathroom and a separate shower room. A particular feature is the grand former court room with double height ceiling, three large picture windows overlooking the village green which flood the room with natural light, and a central open fireplace with impressive stone surround. The upper floor houses two additional bedrooms and a further bathroom.



Location

Bolton-by-Bowland, first recorded in the Domesday Book in 1087, is arguably one of the most attractive villages in the Ribble Valley, in a beautiful area in the Forest of Bowland. There are numerous walks in and around the village, along with a pub at its centre. There are also tea rooms a short distance away. It has two village greens where you can see the remains of the 13th century market cross and stocks next to the memorial garden. Just two miles downstream, stands the ruins of Sawley Abbey.



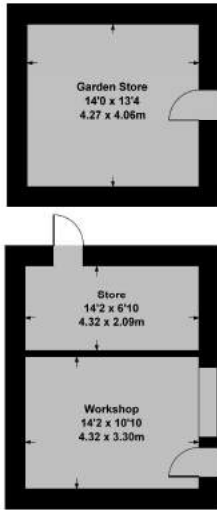
Gardens and Grounds

The property occupies an idyllic and prominent position fronting the village green with a driveway to the side leading into the generous gardens and grounds, with a parking and turning area to the rear of the house. The well-established grounds extend to 0.65 acres in total with manicured lawns, paved seating areas, tennis court, planted flower beds and mature trees and hedging to the boundaries providing a high degree of privacy. There are also two detached outbuildings in the grounds, the larger of the two is currently utilised as a workshop and store and sits directly behind the house - ideal to repurpose as additional garaging if required.

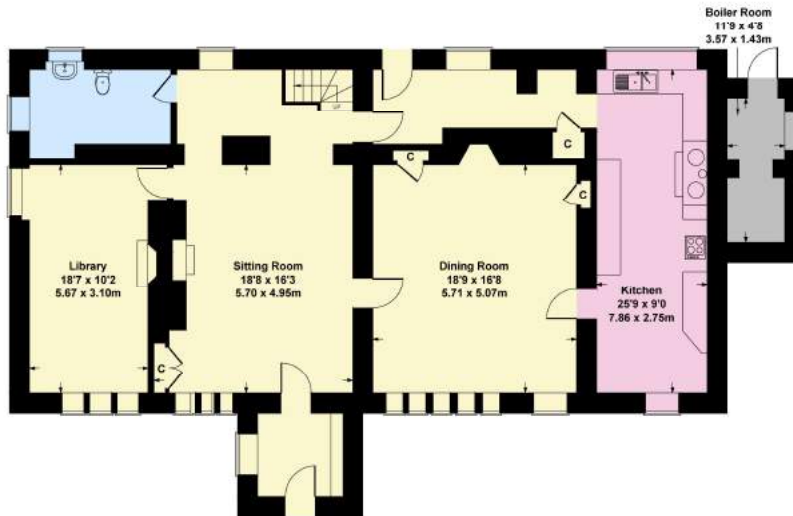


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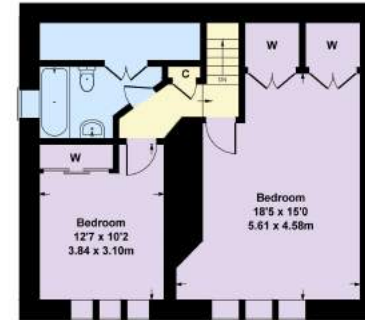




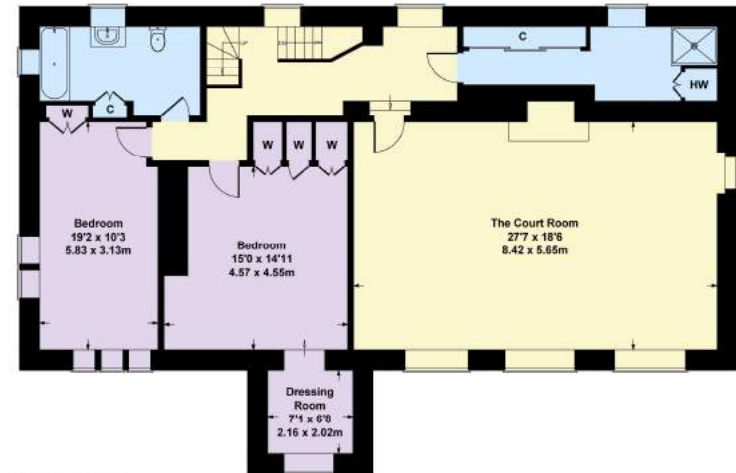
OUTBUILDING



GROUND FLOOR



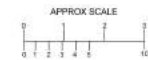
SECOND FLOOR



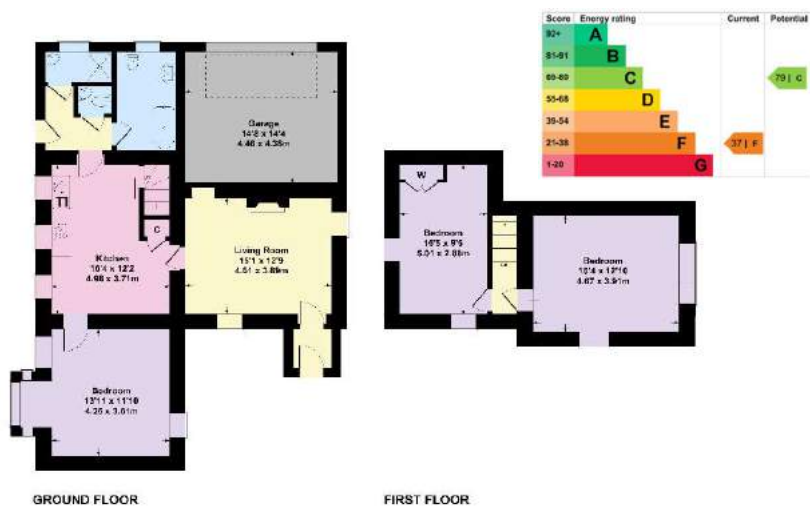
FIRST FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

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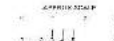


APPROXIMATE GROSS INTERNAL AREA
House - 3692 sq ft - 343 sq m
Outbuilding - 441 sq ft - 41 sq m
Total - 4133 sq ft - 384 sq m



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APPROXIMATE GROSS INTERNAL AREA
 House - 1206 sq ft - 112 sq m
 Garage - 228 sq ft - 21 sq m
 Total - 1432 sq ft - 133 sq m



The Green

To the rear of the grounds is a detached cottage called The Green. Currently on a separate title to the main house, this delightful property shares its vehicular access with The Court House and offers accommodation extending to over 1,400 square feet including garaging. To the ground floor is a living room with beamed ceiling and fireplace, adjacent breakfast kitchen, house bathroom, double bedroom, shower room and separate w/c. There are two further bedrooms on the first floor. The Green also benefits from an integral garage to the rear as well as its own private west facing garden with large sun terrace, planted flower beds and lawn.





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